

**MINUTES**  
**CITY OF MELISSA PLANNING & ZONING COMMISSION**  
**April 8, 2021**

**WORK SESSION**

**A. Call to Order**

Angela Harwell called the work session to order at 6:01 p.m.

**B. Roll Call**

Rendell Hendrickson, Dave Minton, David Jones, Danielle Dorman-Chapa, Dwayne McNeil, Stephen Ford, and Angela Harwell were all present at the meeting.

**C. Public Comments**

No members of the public spoke on any item on the work session agenda.

**D. Discussion Regarding Regular Agenda Items**

Director of Development and Neighborhood Services Tyler Brewer welcomed Angela Harwell as the new Chairperson and Rendell Hendrickson as a new member of the Commission as appointed by the City Council. Tyler Brewer then discussed the regular agenda items with the Commission.

During the discussion of regular agenda items #5 and #6, the following items were discussed:

- David Jones asked if the SUP was for a kennel as well as veterinarian clinic. Tyler Brewer stated that the specific business model does not include a kennel, but that "Veterinarian Clinic and/or Kennel, Indoor" was the closest land use in the Zoning Ordinance the City has.
- Angela Harwell asked if there were plans for an outdoor run. Tyler Brewer stated that there was not.
- Danielle Dorman-Chapa asked if there was any discussion about the outdoor area for pets to go to the bathroom. Tyra LaVerne stated that, according to the applicant, the facility will not keep pets on site for long periods of time for things such as surgeries or over night stays. The applicant has a plan in place for pet waste removal and cleaning. Danielle asked if there would be a patch of grass for the pets to use. Tyra stated that the applicant shared that their landscaping would provide a space for pets to go to the bathroom.

During the discussion of agenda item #7 and 8, the following items were discussed:

- Dave Minton asked to clarify the location of the project. Tyler Brewer confirmed that it is on Milrany Ln and Hwy 121. Dave asked if the applicant was asked to complete a traffic study. Nolan Harvey stated that they are not required to submit a Traffic Impact Analysis ("TIA") at this time. They will be required to submit all supplemental studies such as a TIA and flood study at the time of plat submittal.
- Dwayne McNeil asked when it would be determined if the applicant has accumulated enough points for the buy up program for their variance requests. Tyler Brewer stated that the applicant is asked to submit this in writing with their zoning application. It will be written into the zoning ordinance so that the commitment to do those things is recorded on the front end at the time of zoning. Through the platting, site planning, building permit

and inspection processes, City Staff and the City's 3<sup>rd</sup> party plan review and inspection company, Bureau Veritas, will ensure that the what the applicant is properly earning the density and height variances earned through the "buy-up" program.

During the discussion of agenda item #9 and 10, the following items were discussed:

- David Jones asked if Staff had received any emails in support of the project. Tyler Brewer stated that Staff had not received any emails of support to date.
- Stephen Ford asked to clarify the location of this project. Tyler Brewer stated that it was located at the northeast corner of Melissa Rd and Hwy 75, backing up to the Country Ridge Subdivision.
- Rendell Hendrickson asked if there were more details on the fencing and green scape. Tyler Brewer stated that all the details that Staff had on this project were provided in the packets and that he did not have additional details on those two items. Tyler also stated that all multifamily and commercial projects that abut residentially zoned areas are required to put in screening walls based on the City's Screening Wall Regulations. Nolan Harvey shared the options for types of screening allowed in the ordinance. David Jones asked what type of screening wall the applicant was proposing. Chris Weigand, representing the applicant, said they were proposing an 8-foot-tall concrete fence structure on top of a 3-foot planted berm located on the subject property with landscaping on both sides.
- Stephen Ford asked for an explanation of the difference between an amended zoning case and a rezone. Tyler Brewer stated that the first zoning case presented at this meeting had not been zoned before and is therefore considered Agricultural ("A") until zoned for the first time the subject tract, by comparison, is part of the Stoneridge Planned Development which was zoned in the early 2000's. Tyler stated that the subject tract is currently zoned for General Commercial ("C-2") and the applicant is requesting that 15.5 acres of the property be amended and be rezoned to allow for multifamily.

**E. Discussion Regarding Future Agenda Items**

Tyler discussed the following future agenda items with the Commission:

City Council will potentially be considering an Ordinance to have plats stop with Planning and Zoning and not go before Council.

- The MISD Coach Kenny Deel Stadium Final Engineering Site Plan

Angela Harwell proposed moving agenda items #9 & #10 on the regular meeting agenda before items #5& #6.

**F. Adjourn**

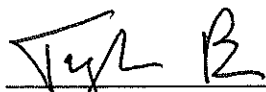
**P&Z Action**

Motion was made by David Jones and seconded by Danielle Dorman-Chapa to adjourn at 6:32 p.m.

Vote: 7/0/0

  
Angela Harwell, Board Chairman

ATTEST:

Handwritten signature of Tyler Brewer in black ink, written over a horizontal line.

TYLER BREWER, Staff Liaison

**MINUTES**  
**CITY OF MELISSA PLANNING & ZONING COMMISSION**  
**April 8, 2021**

**REGULAR MEETING**

**1. Call to Order and Roll Call**

Angela Harwell called the regular meeting to order at 7:00 p.m.

Rendell Hendrickson, Dave Minton, David Jones, Danielle Dorman-Chapa, Dwayne McNeil, Stéphen Ford, and Angela Harwell were all present at the meeting.

**2. Pledge of Allegiance**

All who were present gave the Pledge of Allegiance.

**3. Public Comments**

No members of the public spoke during this agenda item.

**4. March 11, 2021 Work Session and Regular Meeting Minutes**

P&Z Action

Motion was made by Danielle Dorman-Chapa and seconded by Dwayne McNeil to approve the March 11, 2021 work session and regular meeting minutes.

Vote: 7/0/0

Angela Harwell moved agenda items #9 & #10 up before items #5 & #6.

**5. Conduct a public hearing to hear concerns for or against a proposed amendment to 15.419± acres of Tract E3 of the Stoneridge Planned Development ("PD") Ordinance No. 04-09, said acreage being more specifically located in the Michael Ransour Survey, Abstract No. 772 and the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located approximately 688 feet to the northeast of the intersection of the northbound Central Expwy Access Road and Melissa Rd, City of Melissa, Collin County, Texas.**

Director of Development and Neighborhood Services Tyler Brewer provided the staff summary for agenda items #5 and 6:

Chris Weigand, representative for the applicant, shared a presentation of the proposed project. See attached.

P&Z Action

Motion was made by Danielle Dorman-Chapa and seconded by Rendell Hendrickson to open the public hearing.

Vote: 7/0/0

The public hearing was opened at 7:22 p.m.

Public Comments:

Dan Warfield  
42 Trailridge Dr  
Melissa, TX 75454

Mr. Warfield stated that he opposed this development as it is proposed. He opposed based on the density, privacy, views, schools, traffic, and height. He stated that he would like to see a full site plan. Mr. Warfield stated that the 8-foot fence is good, but the landscaping shown will not look as it is shown on the screening exhibit for another 30 years.

Kaitlin Craven  
2720 Fannin Rd  
Melissa, TX 75454

Ms. Craven stated that the City of Melissa has a good vision for land use through the comprehensive plan and furthering the plan with the Downtown Overlay District ("DOD") in 2018. Ms. Craven's concern was that adding an apartment complex will devalue the property for future development. She stated that, with two other multifamily projects being approved recently (Avilla Springs and Avilla Stoneridge), another apartment complex will overrun the schools.

Kim Price  
10 Brookhollow Cir  
Melissa, TX 75454

Ms. Price stated that she was opposed to the project to support her neighbors who will be directly affected by this project. She was also concerned for the schools. She stated that Melissa is growing too fast, and it is not the right time for Melissa to approve this project.

Nicole Corradengo  
2828 Barnsley Dr  
McKinney, TX 75071

Ms. Corradengo stated that she strongly opposed the rezoning from commercial to multifamily. She shared some results from a survey in the City's Comprehensive Plan stating that a high percentage of residents were in favor of commercial growth and a high percentage of residents were opposed to apartment complexes. She said the City of Melissa's Comprehensive Plan has marked this property for prime commercial real estate and should remain until an appropriate buyer brings forward a plan that matches the plan for the city. Ms. Corradengo stated that this property is one of the first areas a person will see as they approach Melissa from 75; the beautiful and unique curb appeal would be diminished if an apartment complex were to be built there.

Staff Note: The City's Comprehensive Plan in its entirety can be found on the City's website.

Chris Thompson  
12 Trailridge Ln  
Melissa, TX 75454

Mr. Thompson stated that he is opposed to this project. His main concern is the request for increased density from 15 units per acre to 25 units per acre. He stated that the Dallas Metroplex is moving north, and that this property would be better served as a commercial site to generate additional tax revenue.

Mark Copeland  
49 Country Ridge  
Melissa, TX 75454

Mr. Copeland stated that he strongly opposes the project, and that the presentation was a little misleading. He does not want to look out of his house at a 50-foot building. He stated that the trees will not be grown for another 30 years. He said their property values will go down. He also stated concerns about crime, traffic, and security.

Phyllis Hoverson  
52 Country Ridge  
Melissa, TX 75454

Ms. Hoverson stated that she met with a representative of the applicant to provide feedback on how the project could be more palatable for the residents of Country Ridge. She stated that there is no comfort in looking out of your front door to a 50-foot building. Ms. Hoverson stated that you cannot add 600 more people and not have it affect your infrastructure. She stated that a project such as this will affect residents' quality of life, property values, and emotional attachment to the property. She said she moved there for the feeling of being in the country and not to have a 50-foot building across the street. Ms. Hoverson strongly opposed the project.

Brandon McElrath  
36 Country Ridge  
Melissa, TX 75454

Mr. McElrath asked if the commission had received or had access to the petition that had over 800 signatures in opposition to this project.

Frank Price  
1207 Gibson Dr  
Melissa, TX 75454

Mr. Price stated that he moved from McKinney where he lived across from apartments to Melissa about two years ago to be closer to family and Baylor Scott and White. He said the problem with apartments is not the first 10 years, but rather years 10-20 and 20-30. Mr. Price said that over a period of time, ownerships change, maintenance isn't what it used to be and there is a change in tenants.

Joseph Tempesta

4 Meadowbrook Cir  
Melissa, TX 75454

Mr. Tempesta stated that the owner of the property, James Mason, had made a presentation to the buyers in Country Ridge over 30 years ago. He said that Mr. Mason assured them that this property was to be occupied by businesses only. Mr. Tempesta stated that the assurance made by Mr. Mason was part of the motivation to buy in Country Ridge. He stated that the current applicant had submitted the project two months ago, pulled it, made changes, and was now coming back to try again. He said that said sequence of events did not feel good to him.

Mark Baker  
14 County Ridge  
Melissa, TX 75454

Mr. Baker stated that he had concerns about the presentation. He said that the slide in the presentation regarding loss in property value does not compare pricing and values of housing like Country Ridge; it does have acreage or space. He stated that he moved to Country Ridge because of the property values and the value and quality of life for his family. Mr. Baker stated that the City has made a master plan and asked the Commission to follow the plan as outlined and not to concede to the developer.

Tomaira Brown  
48 Country Ridge  
Melissa, TX 75454

Ms. Brown stated that she had previously sent an email of opposition to the City but wanted to state that she had included the PDF of the Change.org petition of opposition to the City in that same email.

#### P&Z Action

Motion was made by Danielle Dorman-Chapa and seconded by Stephen Ford to close the public hearing.

Vote: 7/0/0

The public hearing was closed at 7:49 p.m.

6. **Consider and act upon a recommendation to City Council regarding a proposed amendment to 15.419± acres of Tract E3 of the Stoneridge Planned Development ("PD") Ordinance No. 04-09, said acreage being more specifically located in the Michael Ransour Survey, Abstract No. 772 and the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located approximately 688 feet to the northeast of the intersection of the northbound Central Expwy Access Road and Melissa Rd, City of Melissa, Collin County, Texas.**

The representative for the applicant, Chris Weigand, presented closing comments addressing some of the concerns he heard throughout the public comments.

- Building height

- The building is less than 50 ft tall
- One of the variances the developer was requesting is to lower the pitch of the roof to lower the height
- Preliminary planning
  - The developer had worked with City Engineer to create conceptual planning for long term issues that may need to be addressed such as the need for a Traffic Impact Analysis and a Drainage Study
- Lighting
  - All the developer's projects are built with military-grade night sky ordinances in mind and use fully hooded lighting
- Maintenance
  - The developer builds great products
  - The developer builds to create value not de-value the property
  - This location is a great opportunity to create value for the City of Melissa

Danielle Dorman-Chapa asked Staff if they had received the 800-signature petition in opposition to the project. Tyler Brewer stated that he had received the link to the petition.

David Jones asked Staff if the owner of the subject property had contacted the City in support of this project. Tyler Brewer stated that Staff has not recently heard from him but assumed he was in support of this project. David Jones stated that the owner had been present for the previous two multifamily cases on his other properties.

Stephen Ford asked the applicant if he had heard from any residents since making the changes based on their feedback. He asked Mr. Weigand if he had heard support that the Commission had not heard during the meeting. Mr. Weigand stated that he had been in communication with the residents, specifically the gentleman who started the petition, but that they developer had not hosted another in-person meeting since having the first meeting. Stephen asked if any of the residents had changed their mind. Mr. Weigand stated that some of the residents with which he had met were present at the meeting. He said he felt it is unlikely that any of those residents changed their mind to decide to support the project, but that some may have dropped their opposition. He stated that they have created a great use for this location and have worked to accommodate and protect the residents' property values in the short and long term. Mr. Weigand stated that the developer's first submission was not the right one, but that they had since made a lot of revisions to the plans and this version is the right one.

Rendell Hendrickson asked what the actual number of units will be. Chris Weigand stated that it will be 15.8 units per acre which is the close to the allowed max in the City's base MF Zoning Category. He stated that with the buy up program they would be eligible to go up to 25, but that the developer's specific project would not go up to that density.

David Jones asked if the privacy fence would run the entire length of the abutting cemetery. Chris Weigand stated that they had not planned on a privacy fence between the apartment complex and the cemetery due to the existing buffer of cedar and other trees. An opaque fence, per the City's Code and per the submitted plans before the Commission, is planned for the north side of the proposed complex where there is not such vegetation. Chris stated that if P&Z felt would be beneficial to put a privacy fence along the cemetery side, he would certainly entertain that. David Jones stated that if were burying a loved one, he would want privacy. Chris stated that there was 25 feet of existing 20-foot cedar trees that they are protecting in that location.



Dwayne McNeil asked if the applicant would make any concessions regarding scale and density based on what was heard at this meeting. Chris Weigand stated that he had not heard any questions about density. He said that they build with the intention of less density and more open spaces. Building height, privacy and lighting were the primary concerns that the developer heard and that that they made changes based on those concerns.

Dwayne McNeil asked if the developer was willing to modify his plans further based on what he had heard at the meeting. Mr. Weigand reiterated that he thought the best version of the developer's proposal was in the hands of the Commission at that time.

P&Z Action

Motion was made by Danielle Dorman- Chapa and seconded by Stephen Ford to recommend that City Council deny the application for the amendment to the zoning request.

Vote: 7/0/0

7. **Conduct a public hearing to hear concerns for or against a request to adopt a Specific Use Permit ("SUP") allowing for Veterinarian Clinic and/or Kennel, Indoor land use on Lot 1, Block A of the Miller 121 Addition Final Plat, City of Melissa, Collin County, Texas and generally located at 2435 Sam Rayburn Hwy, City of Melissa, Collin County, Texas.**

Director of Development and Neighborhood Services Tyler Brewer provided a staff introduction for agenda items #7 & 8.

P&Z Action

Motion was made by David Jones and seconded by Rendell Hendrickson to open the public hearing.

Vote: 7/0/0

The public hearing was opened at 8:11 p.m.

There were no public comments.

P&Z Action

Motion was made by David Jones and seconded by Dwayne McNeil to close the public hearing.

Vote: 7/0/0

The public hearing was closed at 8:12 p.m.

8. **Consider and act upon a recommendation to City Council regarding a request to adopt a Specific Use Permit ("SUP") allowing for Veterinarian Clinic and/or Kennel, Indoor land**

**use on Lot 1, Block A of the Miller 121 Addition Final Plat, City of Melissa, Collin County, Texas and generally located at 2435 Sam Rayburn Hwy, City of Melissa, Collin County, Texas.**

**P&Z Action**

Motion was made by Danielle Dorman-Chapa and seconded by Rendell Hendrickson to recommend that City Council approve the SUP request conditioned upon the following two items:

1. The clinic shall not provide any overnight boarding
2. The applicant shall provide a designed outdoor space or landscaping for the pets to go to the bathroom and have a clean-up plan in place and enforced.

Vote: 7/0/0

9. **Conduct a public hearing to hear concerns for or against a request for a rezone from Agricultural District ("A") to Planned Development ("PD") on 22.184± acres of land situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the southeast corner of Sam Rayburn Hwy and Milrany Ln, City of Melissa, Collin County, Texas.**

Director of Development and Neighborhood Services Tyler Brewer provided the staff summary for agenda items #9 & 10.

Stacy Standridge of Standridge Companies, the applicant, and Mark Leon with Cross Architects gave a presentation with the following information:

- The 9-building, 287-unit multifamily project will be a gated community with a full perimeter fence and is designed to complement the adjacent Milrany Ranch Subdivision with farmhouse-style architecture
- 
- The project will provide market- rate, high-end apartments targeted at business professionals. The project only contains 1 and 2-bedroom units.
- The amenities for the development will include the following:
  - Clubhouse
  - Dog spa, dog park and private yards
  - Movie theater
  - Business center
  - Wifi throughout
  - Outdoor cabanas, sport courts, and grills

David Jones asked the applicant how they would mitigate the noise coming from the nearby MISD High School and its soon to be built football stadium. Mr. Leon stated that the layout of the site will help to create a private setting and to help screen some of that noise. He also stated that the materials they will use for the exterior walls of the structure help cut down on noise.

Dave Minton asked about the driveway entrance off Milrany Lane and whether it will have two-way traffic. Mr. Leon stated that the entry is designed for both their site and future commercial lots to cut down on driveway cuts and that it will have two-way traffic. Dave shared his general

concern about the amount of traffic entering and exiting the site, and Mr. Leon responded by saying that they are willing to work with City Staff during the platting and site planning process to best lay out the site for traffic and safety purposes.

Danielle Dorman-Chapa asked if traffic safety and driveway review were something that could be approved administratively, and Nolan Harvey stated that it would be addressed through the engineering site plan review process and ultimately voted on for approval by P&Z and City Council.

P&Z Action

Motion was made by David Jones and seconded by Dave Minton to open the public hearing.

Vote: 7/0/0

The public hearing was opened at 8:36 p.m.

David Wright, the prospective seller of the property, stated his support of this project.

P&Z Action

Motion was made by David Jones and seconded by Danielle Dorman- Chapa to close the public hearing.

Vote: 7/0/0

The public hearing was closed at 8:40 p.m.

**10. Consider and act upon a recommendation to City Council regarding a request for a rezone from Agricultural District ("A") to Planned Development ("PD") on 22.184± acres of land situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the southeast corner of Sam Rayburn Hwy and Milrany Ln, City of Melissa, Collin County, Texas.**

Rendell Hendrickson asked if this project is aligned with the City's Comprehensive Plan. Tyler Brewer stated that this highway corner is designated as Retail on the Future Land Use Plan Map ("FLUPM") and that multifamily would be a departure from that. Tyler also mentioned, however, that this project does commit the two ends of the property to commercial land with the multifamily project in the middle.

Danielle Dorman-Chapa gave her opinion that this project was different from the other case heard on that night's agenda because there are no objections to this rezone, the adjacent homes are not built out yet, and the adjacent builder is in support of this project and is working with the applicant.

Stephen Ford addressed the survey that was conducted through the Comprehensive Plan process. He stated that the population has almost doubled since then and that he is not opposed to apartments in general. Mr. Ford asked for clarification on the rendering provided and whether the developer intended to include commercial on the ground floor. Mr. Leon clarified that this project is multifamily only and confirmed that they will have first floor apartments.

Rendell Hendrickson asked about the noise barrier structure. Mr. Leon clarified that the apartment structure itself is the noise barrier. Mr. Leon also confirmed that the screening would be constructed of quality stone columns and wrought iron fencing. Rendell asked if the screening wall would be see-through, and Mr. Leon confirmed that it would.

David Jones asked Tyler Brewer what areas in Melissa are already zoned for multifamily. Tyler stated that the southside of Melissa Rd across the street from the Gala and Provision Projects is zoned multifamily with a commitment that 30% of the acreage is to be developed for commercial use. Tyler also mentioned that there are tracts of land zoned for multifamily throughout the Stoneridge Planned Development.

David Jones asked Mr. Leon if this project would cover up the fire lane on the property. Mr. Leon clarified that the fire lane is existing and that this project will not interrupt the fire lane.

P&Z Action

Motion was made by Stephen Ford and seconded by Danielle Dorman-Chapa to recommend that City Council approve the rezone request.

Vote: 4/3/0 – opposed by David Jones, Dave Minton, and Dwayne McNeil

11. **Consider and act upon a recommendation to City Council regarding a request for approval of The Quarry Phase 2 Final Plat, being 133 residential lots and 3 HOA Open Space Lots comprised of 36.000± acres situated in the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas and generally located approximately 967 feet to the southwest of the intersection of Central Expressway and Fieldstone Drive, City of Melissa, Collin County, Texas.**

Director of Development and Neighborhood Services Tyler Brewer provided the staff summary for this agenda item.

P&Z Action

Motion was made by David Jones and seconded by Stephen Ford to recommend that City Council approve the Final Plat.

Vote: 7/0/0

12. **Consider and act upon Consider and act upon a recommendation to City Council regarding a request for approval of the Liberty Phase 8A Final Plat, being 101 residential lots and 3 Common Area Lots comprised of 24.894± acres situated in the D. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the northwest corner of Hunters Run Parkway and Wolf Creek Lane, City of Melissa, Collin County, Texas**

Director of Development and Neighborhood Services Tyler Brewer provided a staff introduction for agenda items #12-14:

P&Z Action

Motion was made by Dave Minton and seconded by Dwayne McNeil to recommend that City Council approve the Final Plat.

Vote: 7/0/0

13. Consider and act upon a recommendation to City Council regarding a request for approval of the Liberty Phase 8B Final Plat, being 78 residential lots comprised of 21.238± acres situated in the D. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the northeast corner of Hunters Run Parkway and Liberty Way, City of Melissa, Collin County, Texas.

P&Z Action

Motion was made by Danielle Dorman-Chapa and seconded by David Jones to recommend that City Council approve the Final Plat.

Vote: 7/0/0

14. Consider and act upon a recommendation to City Council regarding a request for approval of the Liberty Phase 8C Final Plat, being 64 residential lots comprised of 16.236± acres situated in the D. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 948 feet to the west of the intersection of Milrany Lane and Gray Wolf Drive, City of Melissa, Collin County, Texas.

Motion was made by David Jones and seconded by Dwayne McNeil to recommend that City Council approve the Final Plat.

Vote: 7/0/0

15. Adjourn

Motion was made by David Jones and seconded by Stephen Ford to adjourn.

Vote: 7/0/0

Meeting adjourned at 8:54 p.m.

  
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Angela Harwell, Board Chairman

ATTEST:

  
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TYLER BREWER, Staff Liaison